

FORM JAD-007
1/09

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

Andrea N. Bullock

Debtor(s)

Belmar Gardens
Inc.

Movant(s),

v.

Andrea N. Bullock
and Ronda J. WinneCour
and RONDA J. WINNECOUR, ESQ.,
Chapter 13 Trustee,

Respondent(s).

Bankruptcy No. 14-22325 JAD

Chapter 13

Related To Doc. No. 126

ORDER GRANTING CONDITIONAL RELIEF FROM STAY IN FAVOR OF

Belmar Gardens Inc.

AND NOW, this 5th day of April, 2017, after the hearing on the Motion for Relief From the Automatic Stay filed by Belmar Gardens Inc. (the "Movant"), and due consideration of the Debtor's response thereto, if any, and upon consideration of arguments and statements of counsel at the hearing held thereon,

It is hereby **ORDERED** that the automatic stay is terminated as it affects the interests of the Movant with respect to that certain collateral referenced in Movant's Motion for Relief From the Automatic Stay as being 7120 VANN DRIVE, PCH PA 15106; **PROVIDED HOWEVER**, that this Order granting relief from stay is stayed for so long as:

- (1) The Debtor(s), within 10 () days of this Order, remit(s) \$ 1000 to the Chapter 13 Trustee in readily available funds (which is to be distributed by the Chapter 13 Trustee to the Movant as adequate protection);

(2) On a go forward basis from and after the date of this Order, the Debtor(s) shall timely make full plan payments to the Chapter 13 Trustee, on or before the date upon which the respective plan payment is due; and

(3) Other:

It is hereby further **ORDERED** that *time is of the essence*. For the duration of this bankruptcy case, in the event that the Debtor(s) fail to make any subsequent plan payments (as well as such other payments that may be required by this Order) to the Chapter 13 Trustee, then the stay of this Order shall be vacated and the automatic stay unconditionally lifted as it affects the interests of the Movant with said property or collateral upon the filing of an Affidavit of Default by Movant without further hearing or without entry of an additional order. Such Affidavit of Default shall contain a statement of default as supported by the creditor's own records as well as the records of the Chapter 13 Trustee.

In the event that the automatic stay is terminated as provided in this Order, then the Trustee shall make no further disbursements to any creditor on account of any secured claim that is secured by the subject collateral, unless directed otherwise by further Order Of Court.



4.5.2017

JEFFERY A. DELLER
United States Bankruptcy Judge

CASE ADMINISTRATOR TO MAIL:

cc: Ronda Winnecour, Chapter 13 Trustee (via CM:ECF e-mail)
Debtor(s)
Counsel for Debtor(s)
Counsel for Movant

FILED
4/5/17 1:45 pm
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COURT - WDPA

Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court
Western District of PennsylvaniaIn re:
Andrea N. Bullock
DebtorCase No. 14-22325-JAD
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: bsil
Form ID: pdf900Page 1 of 1
Total Noticed: 1

Date Rcvd: Apr 05, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 07, 2017.

db +Andrea N. Bullock, PO Box 81145, Pittsburgh, PA 15217-0645

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 07, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 5, 2017 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee, et al agornall@goldbecklaw.com, bkgroup@goldbecklaw.com/bkgroup@kmlawgroup.com

Andrew F Gornall on behalf of Creditor Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Asset Backed Securities Corporation Long Beach Home Equity Loan Trust 2000-LB1 agornall@goldbecklaw.com, bkgroup@goldbecklaw.com/bkgroup@kmlawgroup.com

Francis E. Corbett on behalf of Debtor Andrea N. Bullock fcorbett@fcorbettlaw.com, fcorbett7@gmail.com

James Warmbrodt on behalf of Creditor Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Asset Backed Securities Corporation Long Beach Home Equity Loan Trust 2000-LB1 bkgroup@kmlawgroup.com

John F. Cambest on behalf of Creditor Tri Valley Federal Credit Union jcambest@law-dmc.com, kmackulin@law-dmc.com

Leon P. Haller on behalf of Creditor U.S. Bank National Association Trustee for the Pennsylvania Housing Finance Agency lhaller@pkh.com, dmaurer@pkh.com; lrynard@pkh.com

Leon P. Haller on behalf of Creditor Pennsylvania Housing Finance Agency lhaller@pkh.com, dmaurer@pkh.com; lrynard@pkh.com

Mary Bower Sheats on behalf of Creditor Belmar Gardens, Inc. mbsheats@fgbamp.com, mbsheats@icloud.com/mbsheats@gmail.com/G19303@notify.cincompass.com

Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

Peter J. Ashcroft on behalf of Creditor Duquesne Light Company pashcroft@bernsteinlaw.com, ckutch@ecf.courtdrive.com/pashcroft@ecf.courtdrive.com/pghecf@bernsteinlaw.com/cabbott@ecf.courtdrive.com

Ronda J. Winnecour cmecf@chapter13trusteedpa.com

S. James Wallace on behalf of Creditor Equitable Gas Bankruptcy Department sjw@sjwpgh.com, Equitablebankruptcy@peoples-gas.com/srk@sjwpgh.com

TOTAL: 12